008.0	0002	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	977,500 / 977,500
					USE VALUE:	977,500 / 977,500
					ASSESSED:	977,500 / 977,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		BELKNAP ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FOSTER CHRISTINA M
Owner 2:	
Owner 3:	
Street 1:	4 BELKNAP STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	VOGT MARY W -
Owner 2:	-
Street 1:	4 BELKNAP STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,861 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Wood Shingle Exterior and 1376 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8861.000	416,600	12,200	548,700	977,500
Total Card	0.203	416,600	12,200	548,700	977,500
Total Parcel	0.203	416,600	12,200	548,700	977,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 710.39 | /Parcel: 710.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	7156
GIS Ref	
GIS Ref	
Insp Date	10/06/17

!770!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 008.0-0002-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	416,700	12200	8,861.	548,700	977,600	977,600	Year End Roll	12/18/2019
2019	101	FV	324,100	12200	8,861.	583,000	919,300	919,300	Year End Roll	1/3/2019
2018	101	FV	324,100	12200	8,861.	425,200	761,500	761,500	Year End Roll	12/20/2017
2017	101	FV	324,100	10500	8,861.	370,300	704,900	704,900	Year End Roll	1/3/2017
2016	101	FV	324,100	10500	8,861.	315,500	650,100	650,100	Year End	1/4/2016
2015	101	FV	302,000	10500	8,861.	308,600	621,100	621,100	Year End Roll	12/11/2014
2014	101	FV	302,000	10500	8,861.	253,800	566,300	566,300	Year End Roll	12/16/2013
2013	101	FV	302,000	10500	8,861.	241,400	553,900	553,900		12/13/2012

PRINT

Date	Time
12/10/20	16:29:31

LAST REV

Date	Time
10/18/17	15:10:32
apro	
770	

USER DEFINED

Prior Id # 1:	7156
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VOGT MARY W	49691-100		6/28/2007	Change>Sale	614,500	No	No		
	16240-505		6/1/1985		145,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/16/2007	570	Add Bath	9,000	C		G9	GR FY09	remodel bath/add b
3/3/2004	126	Wood Dec	11,750	C				new wnds in garage
11/17/2003	985	Re-Roof	2,500					garage roof
12/7/2000	940	Alterati	100,000	C				REPAIR FIRE DAMAGE

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2017	MEAS&NOTICE	HS	Hanne S
4/29/2009	Entry Denied	372	PATRIOT
12/3/2008	MLS	MM	Mary M
8/7/2007	MLS	HC	Helen Chinal
2/15/2005	Permit Visit	BR	B Rossignol
11/14/2000	Hearing N/C	189	PATRIOT
11/4/1999	Inspected	267	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8861		Sq. Ft.	Site		0	80.	0.77	1									548,666						548,700	

Total AC/HA: 0.20342 | Total SF/SM: 8861 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 548,666 | Spl Credit | Total: 548,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	P		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	107000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	436736
Depreciation:	20090
Depreciated Total:	416646

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

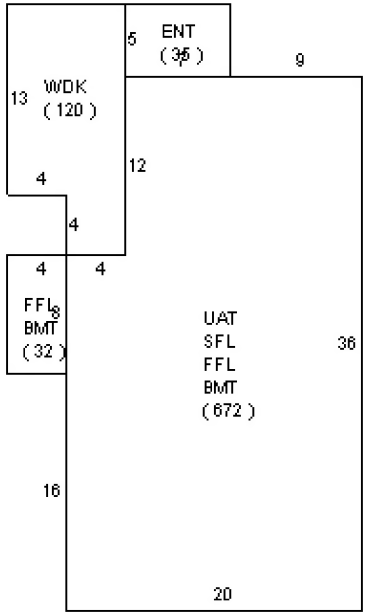
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	191.10
Special Features:	0	Val/Su Net:	173.37
Final Total:	416600	Val/Su SzAd	302.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	704	52.120	36,691
FFL	First Floor	704	173.730	122,304
SFL	Second Floor	672	173.730	116,745
UAT	Upper Attic	168	69.490	11,674
WDK	Deck	120	14.190	1,703
ENT	ENTRY	35	26.130	915

Net Sketched Area:	2,403			Total:	290,032
Size Ad	1376	Gross Are	2907	FinArea	1376

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 008.0-0002-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	50X20	A	AV	1920	17.50	T	40	101			10,500			10,500
22	Wood Deck	D	Y	1	10X14	A	AV	2010	13.14	T	7.2	101			1,700			1,700
2	Frame Shed	D	Y	1	4X10	A	AV	2010	0.00	T	7.2	101						

More:	N	Total Yard Items:	12,200	Total Special Featues:		Total:	12,200

IMAGE

AssessPro Patriot Properties, Inc